Lac La Biche Lake Management Plan:

PLAN ALTERNATIVES

LAC LA BICHE
LAKE MANAGEMENT PLAN:
PLAN ALTERNATIVES

Prepared for
Improvement District #18

Prepared by
Regional Planning Section
Planning Services Division

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Alberta
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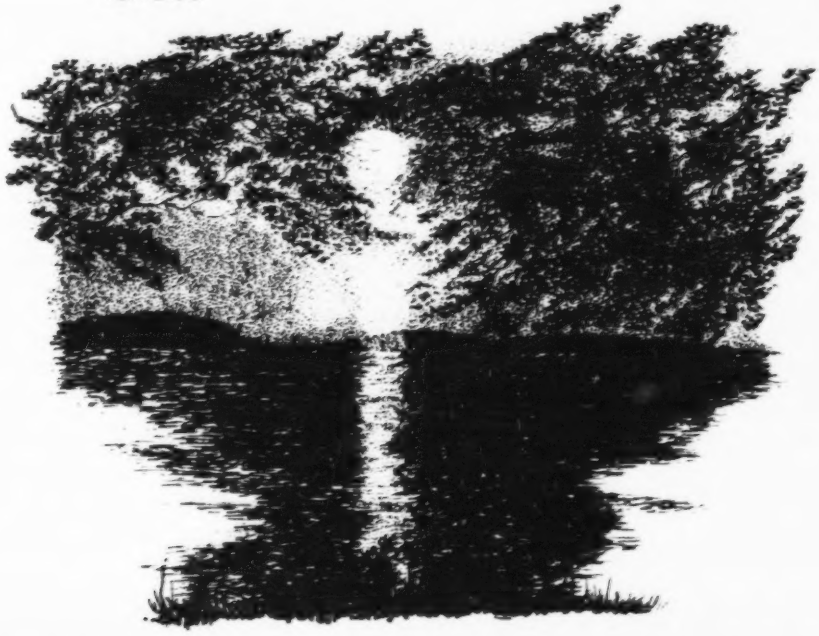

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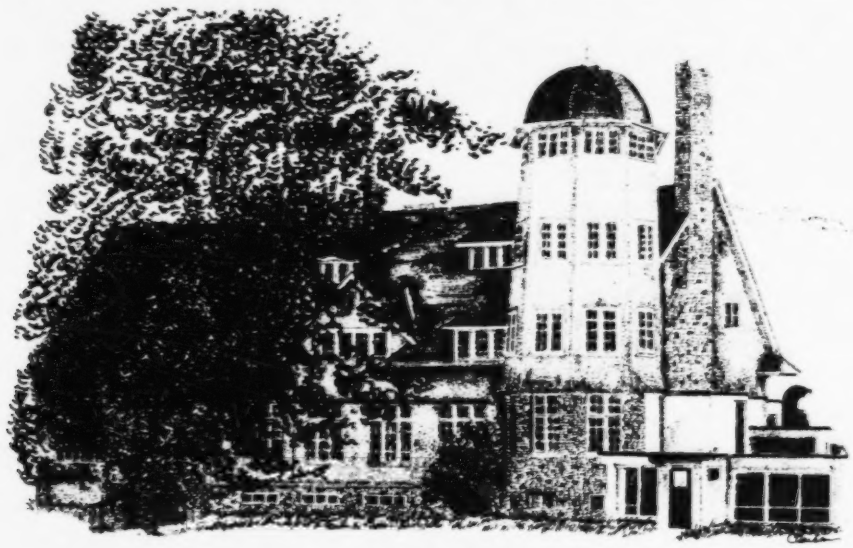
1. INTRODUCTION

The **Lac La Biche Lake Management Plan: Background Study** outlined in the lake's physical setting, the present types and levels of use taking place around and on the lake as well as the potential and constraints present with regard to further recreation development. As was stated in the Background Study, although Lac La Biche is a very large waterbody relative to other Alberta lakes, it still has many of the inherent problems found in a typical parkland lake (ie. algae blooms, excessive emergent and submergent weed growth, shallow muddy shoreline and backshore areas, poor water quality, etc.). Further, characteristics such as the lake's vast surface area and the existence of numerous islands also inhibits development. Boating is very dangerous due to both the sudden appearance of excessive winds and the existence of a number of rocky shores and sand bars located among the islands in the east basin. The shoreline and backshore areas surrounding Lac La Biche also present a number of development problems. Steep shoreline and backshore slopes, unsuitable for any type of development, exist in a number of areas. Conversely a number of undevelopable, low lying, marshy areas possessing high water tables also surround the lake. Further development constraints exist in the form of a number of very important wildlife habitat areas and the existence of an important commercial fishing and mixed farming industry.

This is not to say that Lac La Biche is beyond further recreational development. Many of the problems presented above can also be viewed as assets with regard to recreational development. The size of the lake with respect to the quantity of shoreline present and useable surface area suggest that there is still opportunity for development. Added to this is the relatively high quality of specific shoreline areas with respect to recreational development. Granted, many of the better shoreline areas have been developed but a number of undeveloped lake frontages still exist. The presence of a number of islands, steep shoreline slopes, wildlife habitats and plentiful game fish also add to the attraction of Lac La Biche and its surrounding environs for development. Further, the existence of the Town of Lac La Biche and a mixed farming industry around the lake can also be considered assets due to the availability of supplies for recreationists and access to almost all parts of the lake.

In order to clearly define which areas are suitable for development and which are not, all information presented in the Background Study that may negate further recreational development has been illustrated on Map 1 "Combined Development Constraints". The map also shows which areas may still have some potential for development. The purpose of this report is to present possible development and conservation alternatives for these areas. The management strategy eventually chosen for Lac La Biche will be decided by the Improvement District, after the public and various government agencies have had a chance to review the suggested policies/alternatives and make their viewpoint known.



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Map 1

Combined Development Constraints

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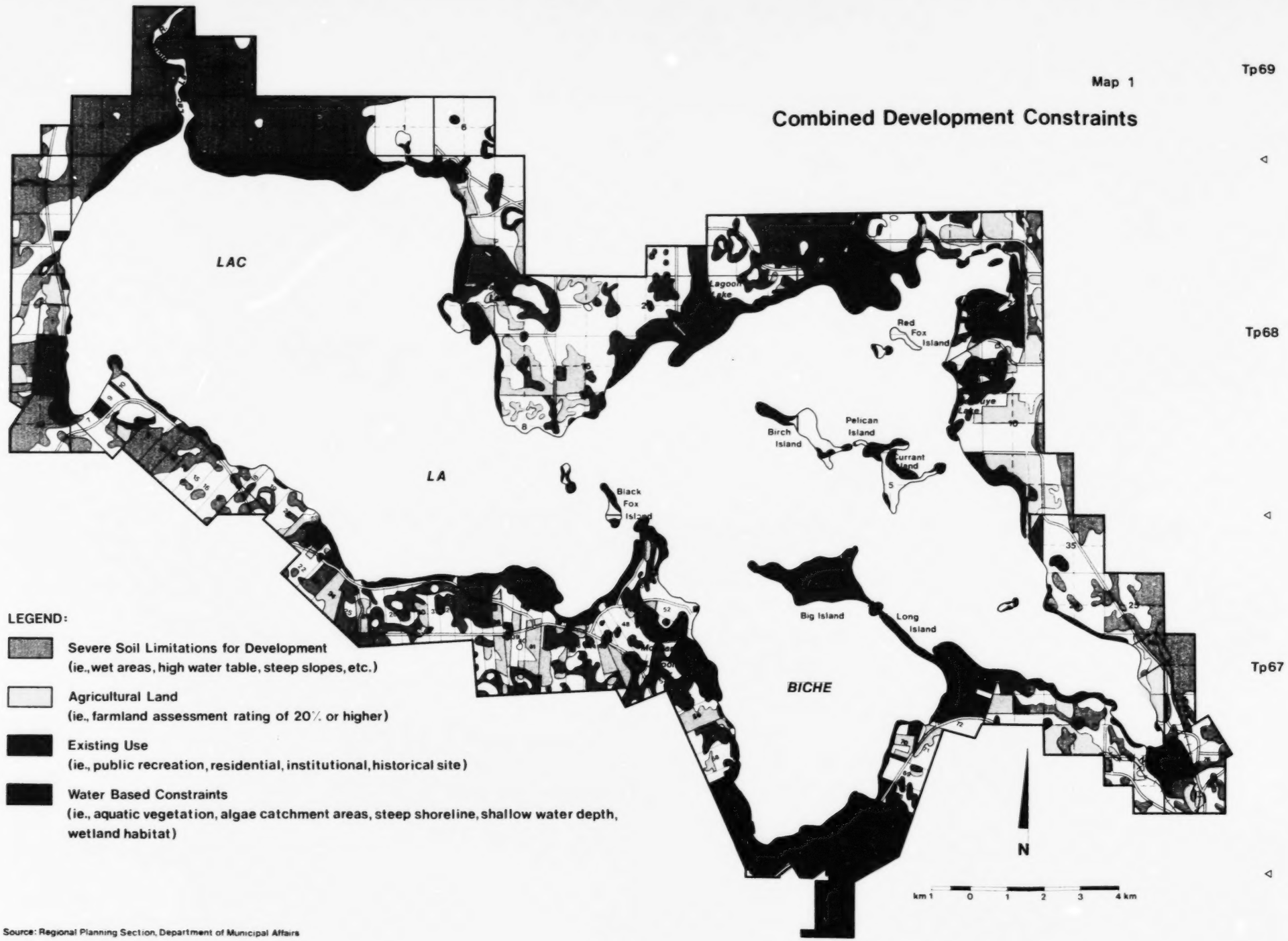


LEGEND:

- Severe Soil Limitations for Development
  (ie., wet areas, high water table, steep slopes, etc.)
- Agricultural Land
  (ie., farmland assessment rating of 20% or higher)
- Existing Use
  (ie., public recreation, residential, institutional, historical site)
- Water Based Constraints
  (ie., aquatic vegetation, algae catchment areas, steep shoreline, shallow water depth, wetland habitat)

Source: Regional Planning Section, Department of Municipal Affairs

2. SUGGESTED GENERAL MANAGEMENT POLICIES

The general management policies suggested for Lac La Biche basically establish the framework within which the management alternatives have been formulated. Regardless of which alternative is eventually adopted for the planning area, the suggested policies will provide a means of implementing the chosen alternative.

It should be noted that appropriate allowances would be made for existing undeveloped lots and for redevelopment of existing lots where these policies would prohibit dwelling construction or use of those lots. Further, both the Improvement District 18 Land Use Strategy and Land Use Order will still apply in this planning area unless the contrary is stated in the Lake Management Plan (area structure plan).

2.1 Development Policies

2.1.1 Residential development should not be considered on lands with critical development constraints. The following list of development criteria should be used in determining the suitability of land for residential development:

- groundwater of sufficient quantity and quality should be available to support the proposed development. Based on Alberta Environment's standard of 1,091 litres (240 Imperial gallons) per day per household, no more than 6 lots per quarter section should be established for every 4.5 litres (1 Imperial gallon) of flow per minute

- development should be prohibited in valleys, ravines or seasonal draws

- development should be prohibited on slopes in excess of 15 percent, or unstable slopes subject to soils slippage or other mass movement

- development should be prohibited in areas characterized by wetlands, swamps, muskeg or saturated soils. Development should also be prohibited in areas adjacent to waterbodies, watercourses, or depressional areas which are subject to periodic flooding

- development should be prohibited in areas characterized by unusual variations in vegetation species or associations, or vegetation highly susceptible to damage from development

- development should be prohibited in or immediately adjacent to areas of key wildlife habitat or special importance to wildlife species during some portion of the life or breeding cycle

- development should be prohibited on soils which have extremely fast percolation rates (2 minutes/2.5 cm or faster) and/or might result in the possibility of groundwater contamination

- development should be prohibited on soils which have extremely slow percolation rates (6 minutes/2.5 cm or slower) and/or might result in the failure of septic tanks or subsurface disposal fields

- in order to ensure that backshore development occurs only on lands having lower capabilities for arable crop production, no residential subdivision should be permitted in areas having a farmland assessment productivity rating of 20 percent or higher. Areas of between 20 to 24 percent rating may be reconsidered depending on site conditions

2.1.2 Only one single family dwelling should be permitted on each lot, except as provided for under the Planning Act. Guest houses should not be permitted as they would constitute additional dwelling units. Multi-family development (ie. condominiums, townhouses, duplexes, etc.) should not be allowed.

2.1.3 If a subdivision is approved, the developer may be required by Archaeological Survey, Alberta Culture to conduct and submit a Historical Resources Impact Assessment along with any mitigative measures in areas where the proposal would either destroy or alter historic resources of value. Written approval from the Archaeological Survey should be received by the developer and submitted to the Development Officer before a development permit is issued for any further subdivison.

2.1.4 To improve lake access for backlot cottage owners, the municipality may consider the creation, maintenance and posting of suitable new lake access points within undeveloped reserve areas of existing subdivisions.

2.1.5 The municipality should consider, under the provisions of the Planning Act, disposal of some existing public reserve parcels, provided access for backlot owners is not jeopardized. Funds derived from the sale could be used to purchase blocks of land suitable for intensive recreation use. This would separate public use areas from residential subdivisions and help reduce user conflicts.

2.1.6 Establishing a Lac La Biche cottage and property owner's association should be considered in order to distribute maintenance duties among residents, (e.g. engage in a weekly beach clean-up program, keep public reserves tidy, and to notify the municipality of any perceived problems for further action).

2.1.7 Spaces for day use, hiking trails, overnight camping and similar activities should be suitably organized and clearly marked. Adequate lake access and parking facilities should be provided where appropriate.

2.1.8 The municipality may allow retail or service commerical use in the planning area by specifically designating such a use in the Land Use Order. Any application to re-designate land in the Land Use Order for commercial use should be accompanied by a report which:

- precisely defines the boundaries of the proposed site
- designates suitable building sites
- ensures the functional integrity of any adjacent roads is maintained
- defines standards of development which may include architecture, landscaping and sign control
- identifies methods and facilities for servicing
- includes groundwater and soil permeability evaluations
- includes any other matters as the municipality deems necessary

2.1.9 Industrial development should not be considered within the planning area.

2.1.10 Provision should be made to allow the review of the Area Structure Plan and the implementing Land Use Order as more information becomes available, as lake user expectations evolve and as spatial, economic, environmental and social change occurs at Lac La Biche.

2.2 Environmental Improvement Policies

2.2.1 - To minimize nutrients entering the lake, all developments should locate on parcels large enough to support any required on-site water supply and sewage disposal systems. All development should be required to install sewage disposal systems which have been approved by the authority having jurisdiction, (i.e. Alberta Environment, Social Services and Community Health, Alberta Labour, etc.).

2.2.2 - Necessary public facilities such as change houses, sewage disposal systems, garbage disposal systems and on-site water supply systems should be required to have approval based on the standards put both from authorities having jurisdiction, (ie. Alberta Environment, Social Services and Community Health, Alberta Labour, etc.) and should be of sufficient size and adequate standard to accommodate anticipated peak use.

2.2.3 The municipality should examine the sewage disposal systems installed in the existing developed residential areas. If the municipality decides that the sewage disposal systems may become injurious or dangerous to public health, the municipality should request the local health unit to investigate such situations with a view to requiring, under the Public Health Act, corrective measures, if necessary. Where any person fails to undertake the prescribed corrective measures, the municipality may undertake such measures with the costs incurred to be collected in like manner as municipal taxes.

2.2.4 Landscaping on each residential lot should be minimized in order to maintain aesthetic and visual buffers from neighbouring properties and the lake. A site plan detailing the protection of existing native treed areas should be required with any application for a development permit.

2.2.5 In recreation use areas, the clearing of vegetation or alteration of the natural shoreland above the high water mark should be minimized in order to maintain aesthetic and visual buffers from neighbouring properties and the lake. A site plan detailing the protection of existing native treed areas should be required with any application for a development permit.

2.2.6 All development should be required to maintain a buffer of sufficient size and composition to act as a noise and visual barrier between adjacent incompatible land uses.

2.2.7 A treed/vegetation buffer of at least 30m wide should be maintained between the dwelling site and the lake shoreline. Revegetation of existing cleared areas should be encouraged. Appropriate allowances may be made for existing undeveloped lots and for redevelopment of existing lots where this restriction would prohibit dwelling construction.

2.2.8 A treed/vegetation buffer of at least 30m wide should be maintained between agricultural lands and the lake shoreline.

2.2.9 No development should be allowed or continue to exist on public reserves if it does not serve the interest of the general public.

2.2.10 Except for removable domestic piers or removable boat lifts, future development or structres proposed on the lake bed should be required to obtain authorization from Alberta Energy and Natural Resources. Existing unauthorized developments which encroach on the lake bed should obtain a Licence of Occupation from Alberta Energy and Natural Resources or should be removed.

2.2.11 All future structural development proposed on shoreland reserves should obtain a development permit from the municipality if located above the mean high water level and from Alberta Environment and/or Alberta Energy and Natural Resources if located below the mean high water level.

2.2.12 Alterations to the bed and shores of the lake should not be undertaken without the necessary authorization and permits from the appropriate government agencies.

2.2.13 The islands on the lake should remain in their present natural state in order to protect the various bird species which utilize these islands.

2.2.14 Buffer zones should be required around important wildlife areas in order to preserve their continuity viability. This would entail conserving existing vegetative covers, and, in some instances, visually posting wildlife areas out of bounds.

2.3 Services Improvement Policies

2.3.1 The municipality may consider the clearing, posting and maintenance of walkways within existing suitable shoreland reserves to improve pedestrian access to the lake for backlot property owners and the public. The development, clearing and posting of future shoreland reserves for lake access should be the responsibility of developers.

2.3.2 The municipality should consult with the local public health inspector in an effort to provide a suitable site for disposal of sewage from sewage holding tanks.

2.3.3 The municipality shall attempt to ensure that local access roads are adequately gravelled and maintained.

2.4 Lake User Policies

2.4.1 To minimize the amount of nutrients entering the lake, the municipality should attempt to discourage farmers from watering their livestock in the lake or its tributaries. New intensive feedlot operations should be prohibited within the bounds of the planning area and discouraged within the drainage basin of this lake.

2.4.2 An ongoing study should be maintained by Alberta Environment to monitor nutrient flow into Lac La Biche to ensure good water quality is maintained.

2.4.3 In an attempt to improve the water quality, a study should be carried out by Alberta Environment to determine if it is possible to control the water level in Lac La Biche.

2.4.4 The municipality, upon request from area residents, may consider the imposition of appropriate boating restriction regulations, in specific locations around the lake.

2.4.5 Boat launches located in, or adjacent to public swimming areas should be isolated from the swimmers (ie. roped or posted off). New boat launch facilities, where possible, should be located at the perimeter of intensive use areas.

2.4.6 Signs should be posted by the municipality at boat launch sites and intensive use areas outlining boating and waterskiing regulations.

2.5 West Lac La Biche Policy Area

The area located to the west of the Town of Lac La Biche, encompassing Settlement Lots 57 to 61 and the S.E. and S.W. quarters of Section 1, Township 67, Range 14 West of the 4th Meridian has been subject to some special considerations. At the present time, Settlement Lot 60, 61 and the southeastern half of 59 contain approximately 80 subdivided parcels ranging in size from 0.2 hectares to 5 hectares. The majority of these parcels contain country residences which are inhabited on a permanent basis by people who work in the Town of Lac La Biche or the surrounding area. However, a number of these parcels contain residences as well as industrial businesses, including transport companies, earthmoving companies, storage yards, welding shops, mink ranches and a feedlot. These settlement lots are designated as Country Residential in the I.D. 18 Land Use Order to recognize the existing situation.

In addition, there are a few fragmented agricultural parcels in this area which are assessed at 20% or higher in the farmland assessment rating. However, because the size of these parcels is relatively small and they are located within close proximity to the Town of Lac La Biche, it is impractical to designate these parcels for agricultural use in the Area Structural Plan.

The demand for country residences in this area west of the Town still exists. Therefore it is proposed that Settlement Lots 57, 58 and the remainder of 59 also be designated for residential use.

Another factor also enters into this situation. At the present time, the Lac La Biche West Area Structure Plan is being prepared for an area located directly southwest and south of the area in question by the Regional Planning Section of Alberta Municipal Affairs at the request of Improvement District 18, primarily to determine where industrial uses should be located. The Advisory Council of Improvement District 18 has stated that they wish to see existing industrial development in the lake planning area relocated into the area affected by the Lac La Biche West Area Structure Plan and that no new industrial development be allowed within the lake planning area.

In light of these considerations, the following land use designations are proposed for this area:

- Settlement Lots 57 to 61 inclusive are designated as Residential Area.

- the S.W. and S.E. quarters of Section 1, Twp. 67, Rge. 14, W4M and Settlement Lots 68 and 69 are designated as Urban Vicinity Areas (see "Land Use Areas" section) to minimize land use conflicts within the Town of Lac La Biche and to provide possible areas for the Town's future expansion.

2.6 Special Policy Areas

2.6.1 Special Policy Area A

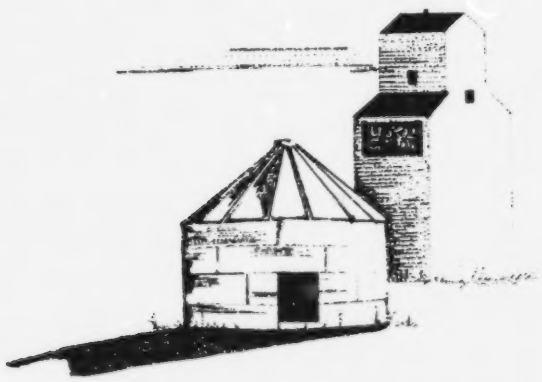
This property is located on part of the W 1/2 of 17-68-14-W4 and is affected by proposed subdivision file #77D-1070. Development of this property for up to 160 lots may be permitted as long as the owner meets with the subdivision approval conditions as imposed by the Alberta Planning Board. If the owner cannot meet with the Alberta Planning Board conditions, then the Agriculture Area and Rural Conservation Area designations (see "Land Use Areas" section) and policies, and the relevant provisions shall apply on this property.

2.6.2 Special Policy Area B

This property is located on Settlement Lots 20 and 21 and is affected by proposed subdivision file #78D-926. Development of this property for approximately 140 lots may be permitted as long as the owner meets with the subdivision approval conditions as imposed by the Alberta Planning Board. If the owner cannot meet with the Alberta Planning Board conditions, then the Agriculture Area and Rural Conservation Area designations (see "Land Use Areas" section) and policies, and other relevant provisions shall apply on this property.

2.6.3 Special Policy Area C

This property is located on part of Settlement Lot 44 and is affected by proposed subdivision file #80D-1218. Development of this property for up to 15 lots may be permitted as long as the owner meets with the subdivision approval conditions as imposed by the Alberta Planning Board. If the owner cannot meet with the Alberta Planning Board conditions, then the Recreation area designation and policies, (see "Land Use Areas" section) and the other relevant provisions shall apply on this property.



3. LAND USE AREAS

The management alternatives presented for discussion in this report consist of a set of proposed land use areas. These land use areas and their particular pattern of allocation are used to express the particular management philosophy of that alternative. Each area has a stated objective and a list of suggested uses and provisions. These proposed areas, like the suggested management policies and alternatives, will be subject to discussion by the public prior to the determination of the final management strategy.

3.1 Agriculture Area

The objective of this land designation is to conserve existing productive agricultural lands with a farmland assessment rating of 20% or higher for agricultural production. Emphasis is placed on minimizing conflicts among agricultural uses, the natural lake environment and non-agricultural uses.

The predominant use in this area should be extensive agriculture use. Intensive agricultural activities such as tree nurseries, apiaries, etc., which can be shown to cause no increase in odour, noise, or pollution, and would not adversely affect the lake, lake environment or existing development may also be allowed. Expansion, modification or extension of existing intensive livestock operations may be allowed subject to the concurrence of the municipality and provincial authorities having jurisdiction. In addition, the operator of the intensive livestock facility should be encouraged to obtain a Certificate of Compliance with Alberta Agriculture. The establishment of new livestock operations shall not be allowed.

The subdivision of one residential lot from each previously unsubdivided quarter section or settlement lot may be permitted. The minimum parcel size should be 1.2 ha. and the maximum parcel size should be 4.0 ha. In addition, subdivision of parcels isolated from the larger part of the quarter section or settlement lot by natural or man-made features may be allowed, with the remainder of the quarter section or settlement lot considered unsubdivided.

3.2 Rural Conservation Area

The objective of this land designation is to identify generally those lands with moderately fair to marginal agricultural productivity, fair to marginal extensive recreation suitability and/or critical development constraints, and place them in a designation which reflects this limited capacity for use or development. Emphasis is on uses which maintain the remaining natural features and rural landscape quality of the lake environment, and in some instances, provides buffering between incompatible uses.

The predominant use in this area should be extensive agricultural use. Intensive agricultural activities such as tree nurseries, apiaries, etc., which can be shown to cause no increase in odour, noise or pollution, or which would not adversely affect the lake, lake environment or existing development may also be allowed. Expansion, modification or extension of existing intensive livestock operations may be allowed subject to the concurrence of the municipality and provincial authorities having jurisdiction. In addition, the operator of the intensive livestock facility should be encouraged to obtain a Certificate of Compliance with Alberta Agriculture. The establishment of new livestock operations shall not be allowed.

The subdivision of one residential lot from each previously unsubdivided quarter section or settlement lot may be permitted. The minimum parcel size should be 1.2 ha. and the maximum parcel size should be 4.0 ha. In addition, subdivision of parcels isolated from the larger part of the quarter section or settlement lot by natural or man-made features may be allowed, with the remainder of the quarter section considered unsubdivided. Where the remainder of the quarter or settlement lot is not used for agricultural production, the use of that land for extensive recreation uses such as trails and scenic observation areas should be encouraged.

3.3 Recreation Area

The objective of this land designation is to identify lands which have fair to marginal agricultural productivity but are unsuitable for intensive recreational activities. Emphasis is placed on high intensity public oriented recreation land uses. The preferred use in such areas could include campgrounds, day use areas, boat launching and parking areas, hiking trails, etc. Other recreation uses such as tennis courts, lake access points, playgrounds, community halls may be allowed if these uses are compatible with the preferred uses and the general environment of the area. Any proposed recreation development should not contribute to a reduction in the environmental quality of the lake or lake environment and the important wildlife habitats contained within this environment. Development applications for recreation uses should be accompanied by a report outlining the compatibility of the proposed use with the resource capability of the site and the surrounding land use.

The subdivision of one residential lot from each previously unsubdivided quarter section or settlement lot may be permitted. The minimum parcel size should be 1.2 ha. and the maximum parcel size should be 4.0 ha.

The expansion, modification or extension of existing intensive livestock operations or the establishment of new livestock operations, should be permitted.

3.4 Residential Area

The objective of this land designation is to identify generally those lands which have moderately fair to marginal agricultural productivity, yet have the capability of supporting future residential development. Emphasis is placed on moderate density residential land uses which harmonize with the surrounding lake environment.

The predominant use in this area should be residential. Within public reserve areas, public recreation facilities such as tennis courts, picnic grounds, lake access points and community halls may be allowed if these uses are compatible with the residential use.

A maximum of thirty residential lots may be permitted in each 64 ha. parcel, or a proportion of the thirty lots on a pro rata basis for greater or lesser size parcel or settlement lot. This number should apply to both existing and future residential areas. The minimum parcel size should be 0.4 ha. and the maximum parcel size should be 4.0 ha. Re-subdivision of vacant lands within existing subdivision may be allowed so long as it would not create adverse effects on the existing residential area and the surrounding land use. The minimum parcel size for re-subdivision should be 0.4 ha. Development applications for residential use should be accompanied by a report outlining the compatibility of the proposed use with the development capacity of the site and the surrounding land use.

The expansion, modification or extension of existing intensive livestock operations, or the establishment of new livestock operations, should not be permitted.

3.5 Urban Vicinity Area

The objective of this designation is to identify the areas immediately adjacent to the Town of Lac La Biche where intensive development may affect the present land use and/or future development of the Town. Emphasis is on ensuring that land uses allowed within these areas would not create significant conflict with the future expansion plans of the Town.

The predominant use in this area should be extensive agriculture use. Intensive agricultural activities such as tree nurseries, apiaries, etc., which can be shown to cause no increase in odour, noise or pollution, and would not adversely affect the adjacent land use may be allowed. The expansion, modification or extension of existing livestock operations, or the establishment of new livestock operations, should not be permitted.

The subdivision of one farmstead from each previously unsubdivided quarter section or settlement lot may be permitted. The subdivision should contain only enough land necessary to support the separated farmstead but should have a minimum parcel size of 0.4 ha. In addition, the subdivision of parcels isolated from the main quarter section by natural or man-made features may be allowed with the remainder of the quarter section considered unsubdivided.

In addition, extensive recreation use such as trails, scenic observation areas, outdoor education facilities; intensive recreation use such as picnic grounds, golf courses, riding stables and institution or public uses such as community halls, schools, cultural centres, health care institutions may also be permitted, as long as such uses are compatible with the land use in the Town of Lac La Biche.

4. MANAGEMENT ALTERNATIVES

This section includes two management alternatives, each of which implements a different management philosophy and permits a different level of development. Even though the two alternatives may differ in the type and degree of permissiveness regarding future development, the adoption and implementation of either one of the alternatives will not significantly affect the environmental quality of the lake. It should also be pointed out that while the land use designation for an area may differ between each alternative, the provisions are similar for each land use designation. Each alternative will be reviewed in terms of its objectives and rationale followed by a general evaluation of the implications of each alternative. A map is also included for each alternative to graphically depict the effect that each alternative could have on the landscape in the planning area.

It should be pointed out that these management alternatives are not the only possible development strategies for Lac La Biche. However, the I.D. 18 Advisory Council and Municipal Planning Commission have taken a rather conservative stance with concern to residential development around Lac La Biche due to the number of lots still on the market in the planning area. Also a conservative alternative at this point in time permits the development of more options in the future. Elements in each alternative could be altered or deleted, or the Improvement District, based on public input, could decide to include new elements in the chosen strategy. A final decision on a management strategy will be made by the Improvement District after the public has had an opportunity to review the recommendations and to provide their input to the municipality.

Because of the unique situations affecting the area West Lac La Biche Policy Area (see section 2.5), it is proposed the land use pattern is not affected by these management alternatives.

4.1 Management Alternative One (Map 2)

4.1.1 Philosophy

- to minimize further residential development at Lac La Biche while maximizing opportunities for intensive and extensive forms of recreational activities, ensuring that existing productive agricultural areas with a farmland assessment rating of 20% or higher remain for agricultural use.

- some of the existing intensive recreation areas (eg. campgrounds, day use areas, boat launch sites, beach facilities, etc.) should be expanded to meet public demand for these types of facilities, where possible.

- additional intensive recreation sites should be identified and set aside for development (ie. those C.L.I. recreation classes 1,2,3 and 4B shorelands without significant development constraints). When most of the existing sites are developed to optimum capacity, these additional intensive recreation areas should be phased for development as the need arises, preferably allowing the areas with the highest recreational capability (ie. Class 1 lands) to be developed first (balanced with other factors such as access, distance from major roads, existing services).

- any further major subdivision of land from non-farm related residential or recreation uses should be discouraged. Infilling and further subdivision should be permitted in existing subdivisions.

- prohibit the creation of new and discourage the expansion of existing intensive livestock operations.

4.1.2 Direction

- the existing Provincial Park, the two existing Alberta Transportation campsites, the private campground at Owl River and the existing institutional camps are designated as Recreation Areas to ensure continued and possibly expanded intensive recreation use of these areas.

- those lands having a shoreland Canada Land Inventory recreation classification of 1,2,3 or 4B, which do not have significant development constraints, are designated as Recreation Areas in order to preserve them for future intensive recreation development when the need arises.

- all islands except Big Island, are designated as Rural Conservation Areas in order to protect the natural wildlife habitat areas as well as providing some extensive recreation activities such as wildlife viewing, hiking, etc.

- in order to protect existing productive agricultural areas, parcels with a farmland assessment rating of 20 percent or higher have been designated as Agriculture Areas.

- intensive livestock operations are discouraged.

- only existing areas of residential subdivisions have been designated as Residential Areas. This is to ensure minimal expansion of residential development.

- remaining areas are designated as Rural Conservation Areas because of the development limitations generally inherent in these areas and the management philosophy adopted in this alternative.

4.1.3 Evaluation

Positive Aspects

- development would encourage increased organized intensive recreation use of the lake and designated recreation areas while generating minimal impact on the lake environment.

- limiting expansion of existing residential developments should establish an upper limit on problems relating to overcrowding, overdevelopment and user conflicts, and minimize nutrient loading of the water.

- the desires of a large number of present property owners at the lake may be implemented.

- given the questions which still remain regarding the development capacity of the lake, this alternative would maintain some flexibility in permitting future development choices and options (as more information becomes available).

- discouraging any other developments will maintain the natural surroundings.

- the better and larger parcels of agricultural land would be protected for future agricultural use.

- discouraging intensive livestock operations adjacent to the lake and its tributaries will reduce nutrient loading.

- municipal outlay for school bussing, road improvements and other servicing would be minimized.

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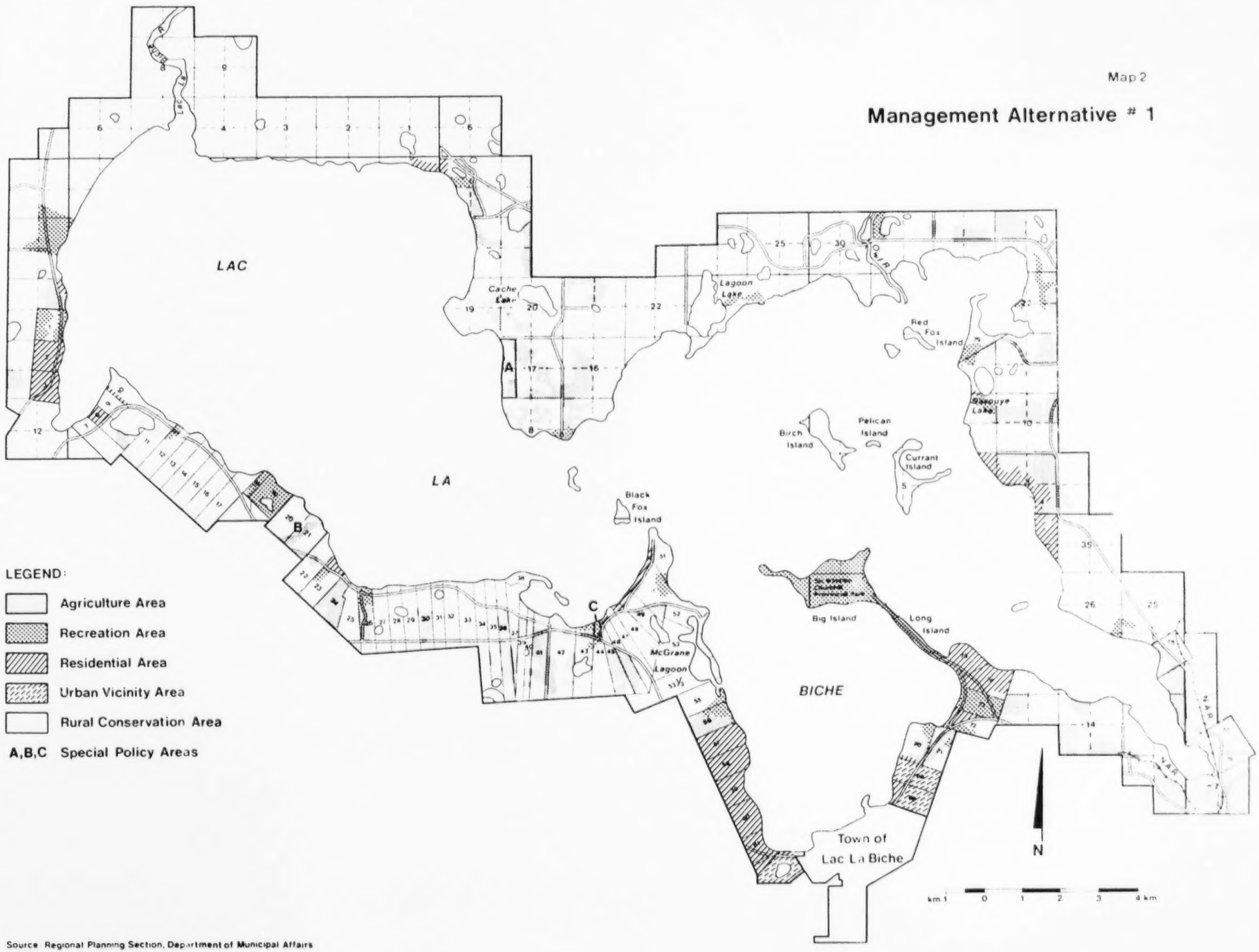
Map 2

Management Alternative # 1



LEGEND:

- Agriculture Area
- Recreation Area
- Residential Area
- Urban Vicinity Area
- Rural Conservation Area
- A,B,C Special Policy Areas

Source: Regional Planning Section, Department of Municipal Affairs

Negative Aspects

- the municipality would lose potential tax assessment by discouraging future major subdivisions.
- landowners and developers with interests of developing new subdivisions would be prevented from taking advantage of the development potential which exists in the planning area.
- discouraging major residential subdivision may increase pressures for developing other lakes causing the municipality to incur additional expenses for opening up new lakes for development.
- some of the development potential of the area would not be realized.
- if not controlled properly, allowing development of all intensive use areas may significantly increase nutrient loading.
- by allowing substantial increase of intensive recreation development in this area which is presently mainly used for private cottaging may increase user conflicts Further, the province is contemplating the development of a significant recreation area east of Lac La Biche which may lessen the demand for intensive recreation facilities at this lake.

4.2 Management Alternative Two (Map 3)

4.2.1 Philosophy

- to permit limited increases in residential development at Lac La Biche, maximize opportunities for intensive and extensive forms of public or private recreational activities and ensure that existing productive agricultural areas with a farmland assessment rating of 20% or higher remain for agricultural use.

- some of the existing intensive recreation areas (ie. campgrounds, day use areas, boat launch sites, beach facilities, etc.) should be expanded to meet public demand for these types of facilities, where possible.

- additional intensive recreation sites should be identified and set aside for development, (ie. those C.L.I. recreation classes 1,2,3 and 4B shorelands without significant development constraints). When most of the existing sites are developed to optimum capacity, these additional intensive recreation areas should be phased for development as the need arises, preferably allowing the areas with the highest recreational capability (ie. Class 1 lands) to be developed first (balanced with other factors such as access, distance from major roads, existing services, etc.).

- permit limited and controlled country residential development only in those backshore areas which are suitable.

- permit limited and controlled infilling and resubdivision within boundaries of existing subdivision developments.

- prohibiting the creation of new and discouraging the expansion of existing intensive livestock operations.

4.2.2 Direction

- the existing Provincial Park, the two existing Alberta Transportation campsites, the private campground at Owl River and the existing insitutional camps are designated as Recreation Areas to ensure continued and possibly expanded intensive recreation use of these areas.

- those areas having a shoreland C.L.I. recreation classification of 1,2,3 and 4B which do not have significant development constraints, are designated as Recreation Areas in order to preserve them for future intensive recreation development when the need arises.

- all islands except for Big Island, are designated as Rural Conservation Areas in order to protect the wildlife habitat areas as well as to provide some extensive recreation activities such as wildlife viewing, hiking, etc.

- in order to protect existing productive agricultural areas, parcels with a farmland assessment rating of 20 percent or higher are designated as Agricultural Areas.

- intensive livestock operations are discouraged.

- certain backshore areas possessing no significant development constraints and on which development would not pose a significant effect to the surrounding land uses and wildlife habitat area are designated as Residential Areas.

- existing areas of country residential subdivisions are designated as Residential Areas.

- remaining areas are designated as Rural Conservation Areas because of the development limitations generally inherent in these areas.

Map 3

Management Alternative # 2

Rg 16 ▽ Rg 15 ▽ Rg 14 ▽ Rg 13 ▽ Rg 12

Tp69

Tp68

Tp67

LAC LA BICHE

Cache Lake

Lagoon Lake

Red Fox Island

Kayauye Lake

Birch Island

Pelican Island

Currant Island

Black Fox Island

Big Island

Long Island

McGrane Lagoon

Town of Lac La Biche

A

B

C

N

km 1 0 1 2 3 4 km

LEGEND:

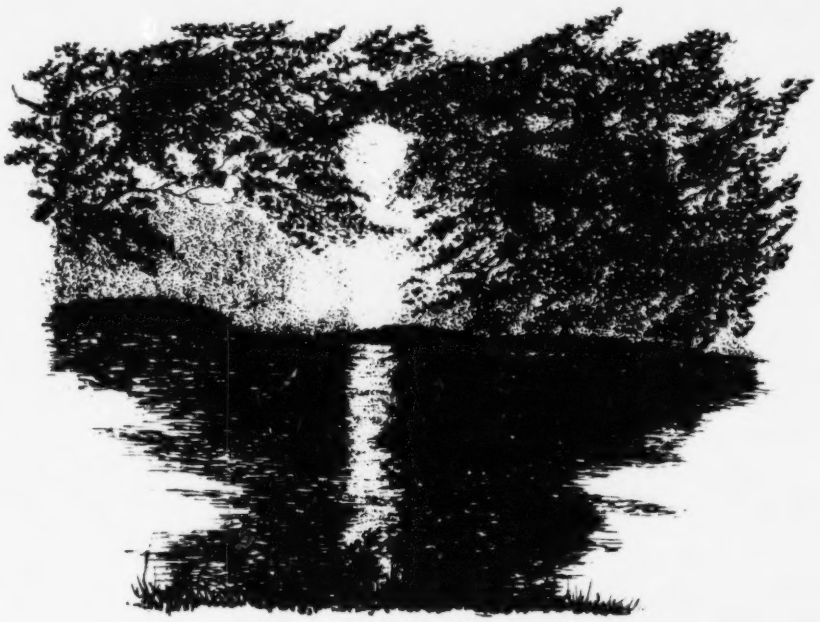
- Agriculture Area
- Recreation Area
- Residential Area
- Urban Vicinity Area
- Rural Conservation Area
- A,B,C Special Policy Areas

Source: Regional Planning Section, Department of Municipal Affairs

4.2.3 Evaluation

Positive Aspects

- further limited residential development would ensure better utilization of the development potential of the planning area.
- more people will have the opportunity to recreate at Lac La Biche.
- the proposed scale of development, if properly designed and implemented, should not likely create any significant deterioration in existing lake water quality.
- further development would increase tax assessments to the Improvement District.
- further development on Lac La Biche might temporarily ease development pressures on less heavily developed lakes nearby. Financial costs of providing municipal services associated with concentrated development on Lac La Biche would be considerably less than costs incurred with dispersed development of neighbouring, less developed lakes.
- a fair degree of flexibility would still remain in terms of long term management options for the planning area.
- this alternative would protect the better and larger parcels of agricultural land for future agricultural use.
- limited major residential development or expansion of existing developments should put an upper limit on problems relating to overcrowding, overdevelopment and user conflicts.
- discouraging intensive livestock operations adjacent to the lake and its tributaries will reduce nutrient loading with concern to lake water quality.
- municipal outlay for school bussing, road improvements and other services could still be kept within reasonable limits.



Negative Aspects

- increased utilization of existing lake access points and lake surface may increase conflicts between lake users and also aggravate perceived overuse situations during peak use periods, especially in existing subdivision. Future backshore country residents may have to use existing public recreation areas as a means of accessing Lac La Biche. With increased country residential development around the lake, the public parks would increasingly serve the interests of local property owners rather than the public at large. Heavy usage of the boat launching facilities by country residence owners could limit the number of park day users who could use these facilities.

- the degree of flexibility with regard to long term management options for the planning area may be restricted to a certain degree.

- development of additional recreational areas could lead to conflicts with industrial traffic.

- municipal outlay for school bussing, road maintenance and other servicing would have to increase slightly.

- the municipality would not be implementing the desires of a number of present property owners at the lake.

- allowing some subdivision and expansion of existing areas may alter or destroy fish, waterfowl and/or wildlife habitat in certain areas, if not properly controlled or planned.

- allowing some residential subdivision may destroy historical and archaeological sites.

- it is possible that even limited residential development will not allow the area to develop towards its full potential which would restrict landowners and developers with an interest in developing new subdivisions from taking advantage of the development potential which exists in the planning area.